

Liberty Hill Economic Development Corporation Demolition Program

STATEMENT

The Liberty Hill Economic Development Corporation (LHEDC) has established and funded the Demolition Program for the City of Liberty Hill. The program provides matching grant funds to eligible businesses, developers and/or individuals within Liberty Hill.

OVERVIEW

This program is designed to encourage eligible businesses, developers and/or individuals to demolish substandard structures for future development or community quality of life improvements. The program is funded by and will be administered through the LHEDC. The Board of Directors has established the following guidelines.

QUALIFYING STRUCTURES – Any commercial structure, or part of that commercial structure, which is no longer useful for the purpose for which it was intended and which has been designated by the community's code enforcement representative as detrimental to the public health or safety in its present condition and use.

FINANCIAL ASSISTANCE – Grant funds are limited to a maximum of 50% or up to \$5,000 of the project cost.

The LHEDC Demolition Program is set up as a single payment reimbursement to property owners.

Grant funds are available on a first come, first serve basis until total funds for the cycle are depleted. The annual funding cycle begins October 1st of each year and ends September 30th of the following year in alignment with the LHEDC's fiscal year.

No grant will be awarded for work that has already been started, completed or for work covered by insurance. Application must be reviewed and approved before eligible work may begin.

If awarded a demolition grant, any deviation from the approved grant project may result in total or partial withdrawal of the grant.

A LHEDC Demolition Grant sign must be displayed on the recipient's site for a minimum of three (3) months to publicly recognize the grant program.

QUESTIONS

Demolition grant questions: Call LHEDC at 512-778-5449 – Extension 113

Demolition permit questions: Call Planning Department at 512-778-5449 – Extension 105.

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ELIGIBILITY GUIDELINES

All applicants are required to review the following items to ensure eligibility requirements are met.

Approval Process & Eligibility:

- a) Application must be submitted by the property owner/s
- b) Structures to be demolished will be located inside the City limits
- c) All demolition grant projects must meet the UDC and demolition permit requirements
- d) Applicant must identify plan for the cleared property, including, but not limited to:
 - a. If rebuilding, the proposed project must meet current City development codes and receive approval of the EDC Board for architectural design and landscape features.
 - b. If selling, the proposed site must be finished to grade and stabilized with vegetation (hydromulch, sod or equivalent) and maintained to city standards and codes
 - c. If the purpose is to clear structures that are not in use and detrimental to the safety and/or welfare of the community the site must be finished to grade, stabilized with vegetation (hydromulch, sod or equivalent) and maintained to city standards and codes
- e) If the applicant is an individual, the new construction will need to be completed within one (1) year of demolition and site preparation. If not, the owner agrees to refund the demolition grant.
- f) Only commercial properties are eligible:
 - a. If the property is currently zoned C2 (residential/commercial) and is changing from residential to commercial use the grant may be approved but will not be reimbursed until after the property receives a Certificate of Occupancy for a commercial business. This must take place within one (1) year of the demolition project completion date.
 - b. If the property is currently zoned commercial and/or C2 (residential/commercial) and changes use to residential within three (3) years of the grant award the full amount of the grant must be returned
- g) An Applicant may attend LHEDC Board meetings which consider the application or when requested to do so by the LHEDC Board. Failure to attend an LHEDC Board meeting when requested shall be cause for rejection of the application. Notwithstanding anything stated in this application to the contrary, final approval of any grant shall be vested in the LHEDC Board.
- h) Only Applications properly and fully completed and containing all information required will be considered. Incomplete applications may be returned with request for additional information.
- i) An Applicant who submits an application and is denied for a grant by the LHEDC Board is not eligible to re-submit a grant application for six (6) months from the denial date.
- j) Applicants who receive approval by the LHEDC Board are to commence the project as described in the application within sixty (60) days of the award date.
- k) Applicants must complete the demolition described in the submitted application within three (3) months from the date the grant is approved by the LHEDC Board.
- l) If the Applicant is unable to complete the project within three (3) months of the award, the Applicant must submit a written request for extension of the completion date. However, the extension request MUST be made prior to the three (3) months' time limit. The LHEDC Board is not obligated to allow extensions.

- m) An extension, if granted, will be for the term and conditions determined exclusively by the LHEDC Board. An extension denial cannot be appealed and will be final.
- n) The LHEDC Board shall have sole discretion in awarding grants. There is no proprietary right to receive grant funds.
- o) Applicant is to provide photographs of the project site as part of the application request and also after the project is completed, as a condition of final grant funding.
- p) Applicant is required to obtain applicable City permits and approvals required for the project regardless of award status.
- q) No Applicant, nor Applicant agent, representative or tenant shall be entitled to receive grant approval on the same property if requested within three (3) years from the date a previous grant was awarded by the LHEDC Board.
- r) When the project has been satisfactorily completed and reviewed, the applicant will present the LHEDC Board with copies of paid invoices, including copies of cancelled checks and/or credit card receipts, for a single payment reimbursement of the approved funding.